



PHAP15-00003

Date: January 26, 2015
Application Type: Certificate of Appropriateness
Property Owner: Delia Molina
Representative: Jesus Esparza
Legal Description: Being 88 Government Hill 25 to 27, City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4410 Cumberland Avenue
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1950
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for the removal and replacement of casement windows with double-hung, slider, and picture windows
Application Filed: 1/14/2015
45 Day Expiration: 2/28/2015

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal and replacement of casement windows with double-hung, slider, and picture windows

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *If windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Doors and windows are considered important character-defining features because of significant detailing.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *Do not use single pane picture windows or horizontal sliding windows if they are not the original window types.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The modifications are that the windows on the main façade match the existing or original in terms of operation and configuration and that they be installed with three-dimensional, exterior applied muntins.

AERIAL MAP



Hand-drawn floor plan of a house. The plan is oriented with the front of the house at the top. The layout includes a front porch, a living room, a dining room, a kitchen, and two bedrooms. Handwritten notes indicate the location of a 'Front of house' and a 'Back of house'. The plan is dated '13th January 1940' and '1st May 1940'.

Rooms and furniture labeled include:

- Front porch
- Living room (with fireplace, sofa, and armchair)
- Dining room (with table and chairs)
- Kitchen (with sink, stove, and refrigerator)
- Bedroom (with bed and chest of drawers)
- Bedroom (with bed and chest of drawers)
- Bathroom (with toilet and sink)
- Hallway
- Front of house
- Back of house

Handwritten notes:

- 13th January 1940
- 1st May 1940
- Front of house
- Back of house

WINDOW ELEVATIONS

EOPS: 001364-404196
141117 1431 CIC3030

***** NO PRICE COPY *****

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12/18/2014

QUOTATION #111

PRO WINDOWS
1598 REBECCA ANN DR
EL PASO, TX 79906
Phone: 972-461-9994
Fax:

Sim #: 001364
Emp:
Customer: 001364
Job #:
Estimate:
Fax #:

Customer #: 07945100
PRO WINDOWS
1598 REBECCA ANN DR

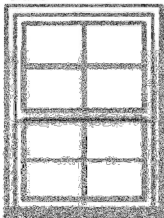
Job Name: window
Project #:
Location:
Lot:
Street:
Contact: JESSIE HOPKINS
Email:

Home Owner:
Della Moore
4410 Cumberland
El Paso, TX 79906

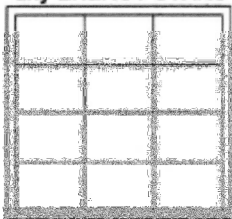
EL PASO, TX 79906
Phone: 972-461-9994
Fax:

Qty	Unit	Long Description
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- 01 1 35 3/4" (T) X 48 1/4" (T) 5050 Reflections White Double Hung; Tip-to-Tip; BOX; Colonial All White Flat (1041); Inset; Protiler Low E; Argon Gas; Double Glazed; Regular Strength; Full Screen; Fiberglass Extruded Screen Mold; 00 No Reinforcement; One Air Latch; Two White; Logo Lock; Sill Extender (UI=85"); DP:20; Test Number=94521.01; U-Factor:.30; SHGC:.24; Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central, Souther; Unit qualifies for Title 24.



- 02 1 41 3/4" (T) X 48 1/4" (T) 5050 Reflections White Picture; Tip-to-Tip; BOX; Colonial All White Flat (1041); Inset; Protiler Low E; Argon Gas; Double Glazed; Regular Strength; 00 No Reinforcement; Sill Extender (UI=101"); DP:Res; U-Factor:.00; SHGC:.00; Unit does not qualify for any ENERGY STAR® regions.



- 03 1 35 3/4" (T) X 36 1/2" (T) 5050 Reflections White Slider (XO); Tip-to-Tip; BOX; Colonial All White Flat (1041); Inset; Protiler Low E; Argon Gas; Inset; All Screen Glass; Tempered 3/4" Thick; Double Strength (1041); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Two White; Logo Lock; Screened Inset; Inset; Sill Extender (UI=75"); DP:20; Test Number=94521.01; U-Factor:.25; SHGC:.24; Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central, Souther; Unit qualifies for Title 24.

